



**Legislative Department
Seattle City Council
Memorandum**

Date: March 19, 2010

To: Sally Clark, Chair
Tim Burgess, Vice Chair
Sally Bagshaw, Member
Committee on the Built Environment (COBE)

From: Ketil Freeman, Council Central Staff

Subject: Council Bill 116774 – Adaptive Reuse of Existing Structures in Portions of the Duwamish Manufacturing / Industrial Center

Introduction

In 2007 Council passed Ordinance 122601 limiting the size of non-industrial uses, such as retail and office uses, in industrial zones. As a companion piece of legislation, the Council also adopted Resolution 31026, which established a work program for the Mayor related to industrial land use. Among other things Resolution 31026 requested that the Mayor examine the feasibility of adaptive reuse of structures in industrial zones. Consistent with Resolution 31026, the Department of Planning and Development (DPD) proposes to allow limited adaptive reuse of existing structures in industrial zones in SODO.

One potential beneficiary of the proposed legislation would be Honda / Toyota of Seattle, which is contemplating moving its operations to an existing parking garage located at the northeast corner of 4th Avenue S. and S. Lander Street. Honda / Toyota of Seattle operates an auto dealership, which is defined as an automotive sales and service use by the Land Use Code.¹ Automotive sales and service uses are subject to a maximum size limit of 10,000 square feet in General Industrial 1 zones.²

Council Bill 116774

Council Bill (CB) 116774 establishes a special exception to maximum size limits for non-industrial uses in industrial zones when certain criteria are met for building eligibility and proposed use characteristics. Special exceptions are Type II land use decisions, meaning that they are administrative decisions made by DPD, subject to discretionary conditioning, and appealable to the City Hearing Examiner.³

C.B. 116774 establishes that eligible buildings must be: (See Map on Reverse)

- Located within an area of the Duwamish Manufacturing / Industrial Center north of Spokane Street, west of I-5, south of Royal Brougham Way, and east of SR 99;
- At least five stories tall;
- Built and occupied prior to January 1, 2009; and
- Half a mile from any other site that has been granted a special exception.

In order to be granted the special exception, DPD must determine that:

- At least 75% of the existing building remains intact after reuse;

¹ See Seattle Municipal Code (SMC) § 23.84A.036.

² See SMC § 23.50.027 Table A.

³ See SMC § 23.76.004.

- The proposed use will not lead to changes in traffic patterns that impede freight mobility or otherwise interfere with the operation of industrial businesses; and
- The proposed use will not contribute to a land use pattern that will conflict with existing and future industrial businesses.

Next Steps

COBE will discuss and may vote on C.B. 116774 at its meeting on March 24th.

